# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

24 Viewhill Road, Balwyn North Vic 3104

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,550,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$2,372,500	Pro	operty Type	Hous	se		Suburb	Balwyn North
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7 Jolie Vue Rd BALWYN NORTH 3104	\$1,768,000	29/04/2024
2	204 Doncaster Rd BALWYN NORTH 3104	\$1,750,000	01/03/2024
3	29 Cumberland Av BALWYN NORTH 3104	\$1,581,000	04/05/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/06/2024 11:25





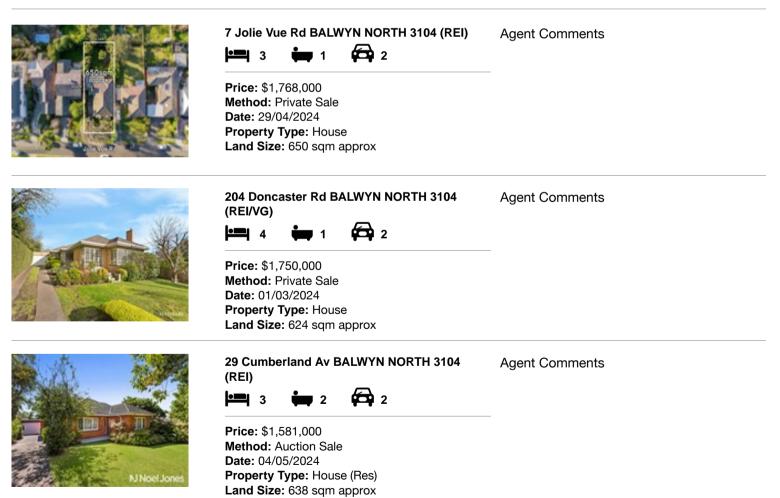




**Property Type:** House Land Size: 619 sqm approx Agent Comments Matt Lockyer 9870 6211 0411 274 496 matthewlockyer@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,700,000 Median House Price Year ending March 2024: \$2,372,500

# **Comparable Properties**



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propertydata

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